

1200 S. McCall Road

Englewood - Florida



OFFERING MEMORANDUM

For Sale - Signalized Land

Prime Waterfront Commercial Site Along Englewood's Busiest Corridor

MSC | COMMERCIAL
REAL ESTATE

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

G. River West
Senior Commercial Advisor
863.202.0439
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EXECUTIVE SUMMARY

1200 S. MCCALL ROAD, ENGLEWOOD, FL



Sale Price **\$3,750,000**

EXECUTIVE SUMMARY

Lot Size: 3.57 Acres
 Price / Acre: \$1,050,420
 Zoning: CG (Commercial General)
 Market: Southwest Florida
 Submarket: Englewood
 Traffic Count: 42,500 VPD

PROPERTY DESCRIPTION

This 3.57 Acre commercial parcel offers exceptional visibility at the high-traffic, signalized intersection of S. McCall Road (FL-776) and Beach Road—the final signalized corner before entering Manasota Key, Englewood’s coastal destination. With 42,500 VPD at the property and up to 48,500 VPD at the intersection, the site delivers unmatched exposure in Englewood’s busiest commercial corridor.

Offering +-570 feet of total frontage and two points of access, the property is Zoned Commercial General (CG), allowing for a wide range of commercial uses including gas stations, restaurants, grocery, car wash, self-storage, retail centers, medical users, and hotels.

Set within a growing community and surrounded by major retailers & natural attractions, this is a rare opportunity for investors, developers, and national brands to secure a presence in one of Florida’s most underserved Gulf Coast markets.

THE HIGHLIGHTS

- 3.57 acres Zoned Commercial General at Signalized Intersection of FL-776 & Beach Road
- 42,500 VPD at site; 48,500 VPD at intersection
- Last developable signalized corner before entering Manasota Key/Englewood Beach

LOCATION DESCRIPTION

1200 S. MCCALL ROAD, ENGLEWOOD, FL



THE ENGLEWOOD MARKET

Located in the heart of Englewood, this site offers a prime development opportunity within a thriving coastal community on Florida's Southwest Gulf Coast. Englewood is known for its laid-back charm, strong residential base, and rapidly growing appeal among both full-time residents and seasonal visitors. Its position along State Road 776 (S. McCall Road) & Beach Road (primary thoroughfare to Manasota Key) provides excellent visibility and accessibility, making it a strategic choice for national brands seeking to expand in this market.

Englewood's retail landscape continues to evolve with a mix of established national names, along with popular regional tenants that reflect the area's blend of coastal lifestyle and everyday convenience. The steady presence of these brands underscores the viability of the Englewood market and its capacity to support continued retail, medical, service-sector, and residential development.

Surrounded by some of Florida's most scenic natural attractions—including Manasota Key, Stump Pass Beach State Park, Englewood Beach, and Lemon Bay—Englewood draws a broad and consistent consumer base throughout the year. The area benefits from strong residential demographics, with a mix of retirees, working families, and seasonal homeowners contributing to stable demand. Recent infrastructure improvements and residential growth have further positioned Englewood as a key area for future commercial investment.

With limited commercial land availability and increasing interest from national tenants, this site presents a compelling opportunity for expanding brands and developers to establish a presence in one of Southwest Florida's most accessible and underserved cities.

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THE SITE

1200 S. MCCALL ROAD, ENGLEWOOD, FL



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

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ADDITIONAL PHOTOS

1200 S. MCCALL ROAD, ENGLEWOOD, FL



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

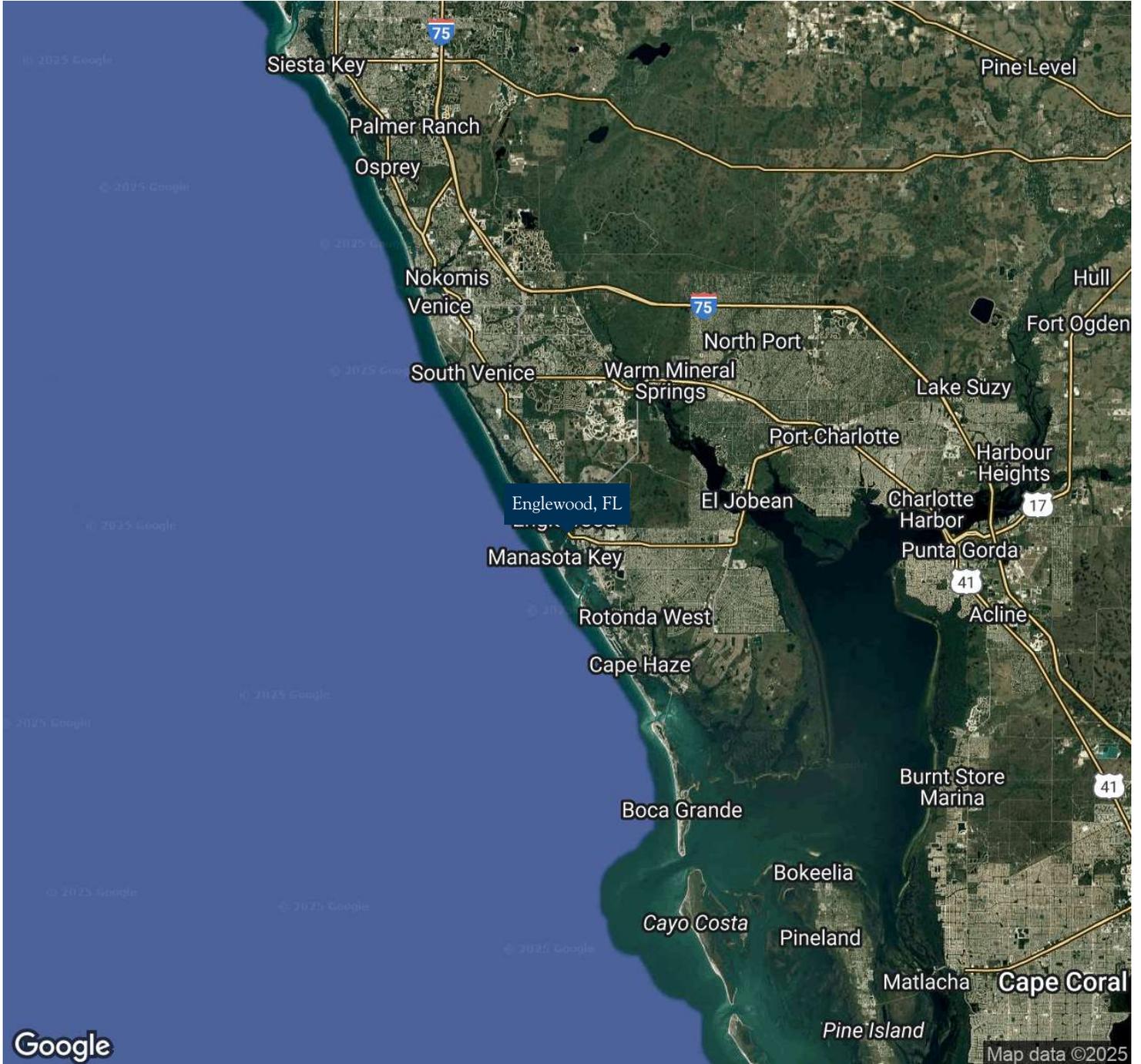
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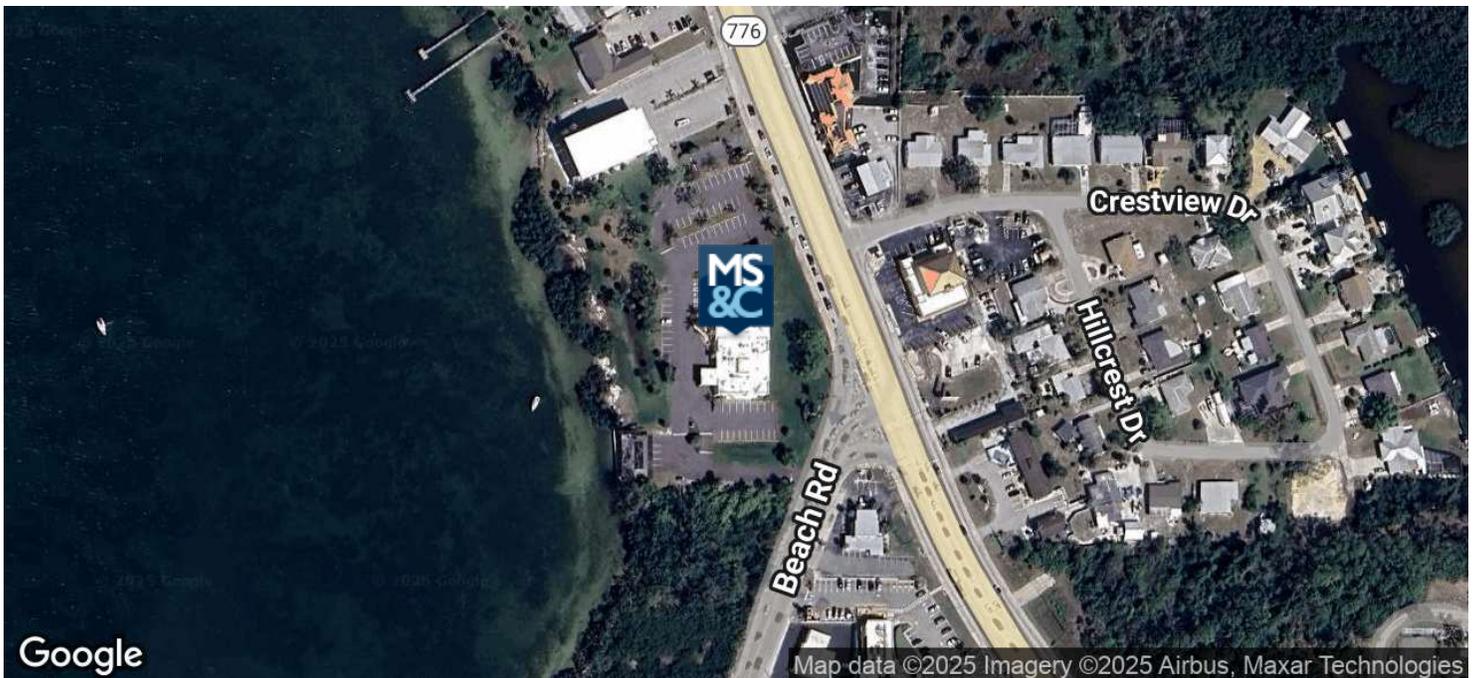
REGIONAL MAP

1200 S. MCCALL ROAD, ENGLEWOOD, FL



LOCATION MAPS

1200 S. MCCALL ROAD, ENGLEWOOD, FL

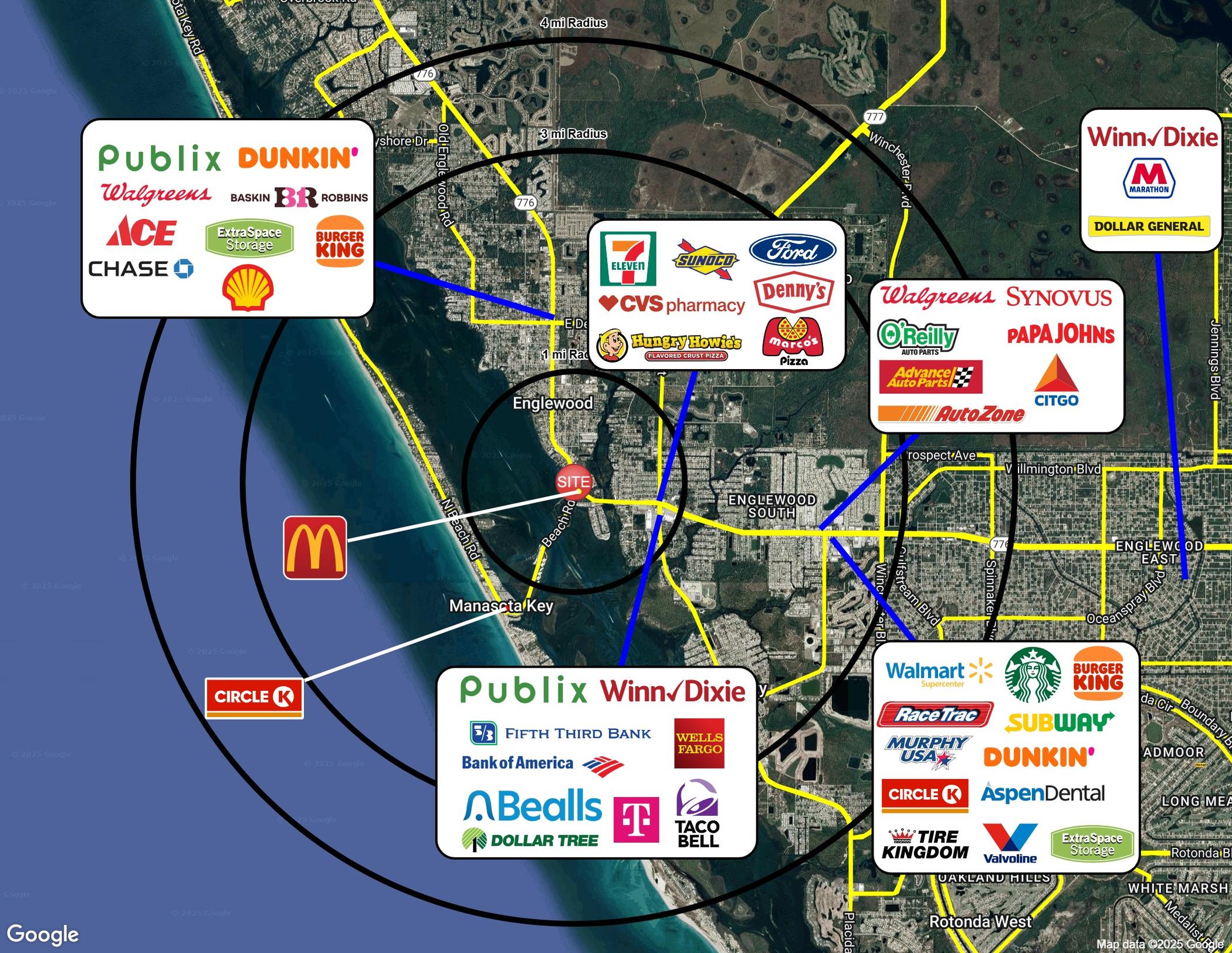


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Publix DUNKIN'

Walgreens BASKIN BR ROBBINS

ACE ExtraSpace Storage BURGER KING

CHASE Shell

7-ELEVEN SUNOCO Ford

CVS pharmacy Denny's

Hungry Howie's marcos Pizza

Walgreens SYNOVUS

O'Reilly AUTO PARTS PAPA JOHN'S

Advance Auto Parts CITGO

AutoZone

Winn/Dixie

MARATHON

DOLLAR GENERAL

Publix Winn/Dixie

FIFTH THIRD BANK WELLS FARGO

Bank of America

Bealls TACO BELL

DOLLAR TREE

Walmart Supercenter STARBUCKS BURGER KING

RaceTrac SUBWAY

MURPHY USA DUNKIN'

CIRCLE K AspenDental

TIRE KINGDOM Valvoline ExtraSpace Storage



SITE

Englewood

ENGLEWOOD SOUTH

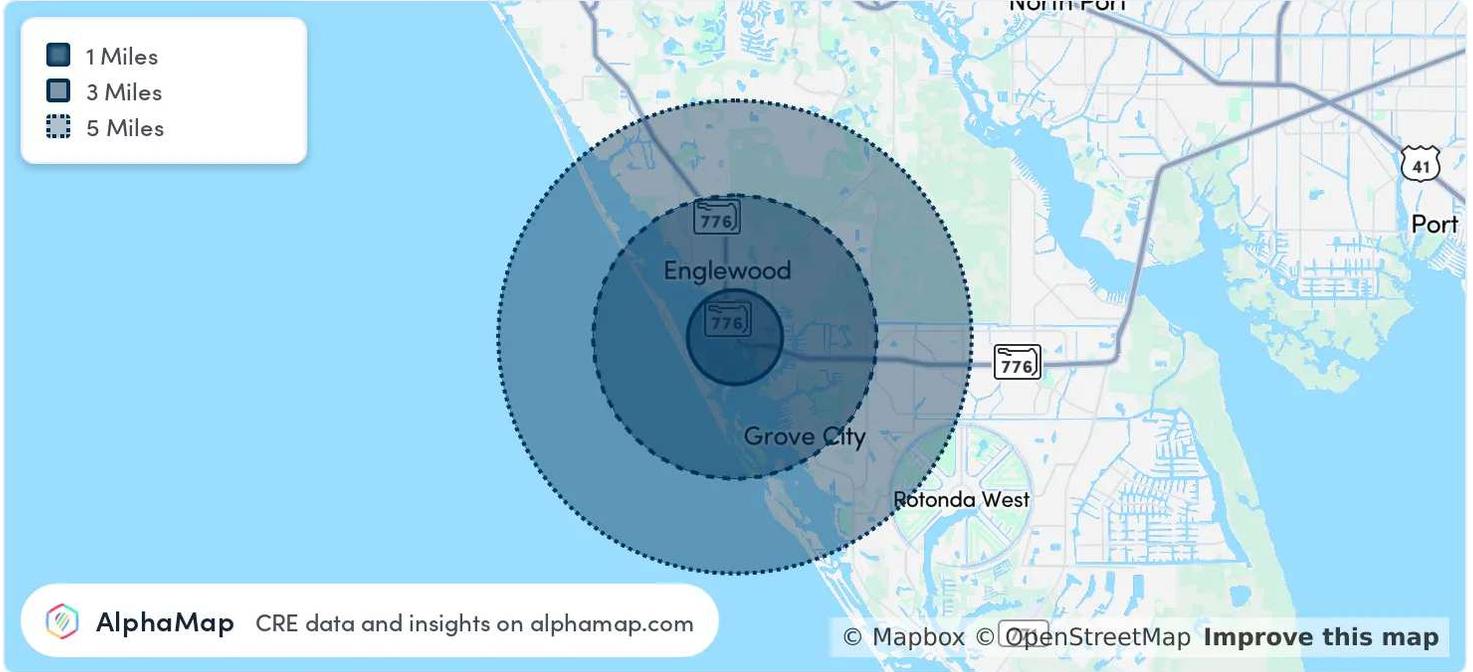
ENGLEWOOD EAST

Manasota Key

Rotonda West

DEMOGRAPHIC SUMMARY

1200 S. MCCALL ROAD, ENGLEWOOD, FL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,725	18,113	35,091
Average Age	60	63	61
Average Age (Male)	59	62	60
Average Age (Female)	60	64	61

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,471	9,645	18,021
Persons per HH	1.9	1.9	1.9
Average HH Income	\$84,180	\$80,169	\$81,849
Average House Value	\$435,051	\$399,791	\$395,746
Per Capita Income	\$44,305	\$42,194	\$43,078

Map and demographics data derived from AlphaMap

**G. RIVER WEST**

Senior Commercial Advisor

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PROFESSIONAL BACKGROUND

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida

- Bachelor's Degree in Business Administration, specialized in Business and Economic Geography
- Minor in Real Estate

MEMBERSHIPS

- Past University of Florida Finance Group Member
- Past University of Florida Real Estate Society Member

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. One or more of the owners of the subject property are Licensed Real Estate Brokers in the State of Florida. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract and/or lease agreement you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.